Prince Edward Island
Housing Corporation

Annual Report

for the year ending March 31, 2002

Prince Edward Island
CANADA

Health and
Social Services

Prince Edward Island
Housing Corporation

Annual Report

for the year ending March 31, 2002

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103-03175/

The Honourable J. Léonce Bernard
Lieutenant Governor of Prince Edward Island

May It Please Your Honour:

It is my privilege to present the Annual Report of the Prince Edward Island Housing Corporation for the fiscal year ended March 31, 2002.

Respectfully Submitted,

Jamie Ballem

Jamie Ballem
Minister Responsible for the
Prince Edward Island Housing Corporation

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The Honourable Jamie Ballem
Minister Responsible for
The Prince Edward Island Housing Corporation
Charlottetown
Prince Edward Island

Honourable Minister:

I am pleased to submit the Annual Report of the Prince Edward Island Housing Corporation for the fiscal year ending March 31, 2002.

Respectfully submitted,

Rory Francis
Chief Executive Officer
Prince Edward Island Housing Corporation

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OVERVIEW

The PEI Housing Corporation derives its authority from the *Housing Corporation Act of 1993.* The objective of the Housing Corporation is to provide Islanders of low and moderate incomes with access to safe, affordable, adequate housing.

The Housing Corporation shares its responsibility in the housing field with the Regional Health Authorities. The Corporation is responsible for provincial coordination of programs, liaison with the federal government on housing issues, and for overseeing the administration of federal-provincial agreements. Health Authorities are responsible for the staffing and actual delivery of programs.

The Corporation works with many partners including the Canada Mortgage and Housing Corporation (CMHC), representing the Federal Government. CMHC provides cost-sharing of provincial programs involving 1,700 units and directly administers another 900 federally-funded social housing units. Other partners of the PEI Housing Corporation include the many community members who serve on the nine Family Housing Boards across the province, as well as Credit Unions which continue to work with the Corporation in the provision of funds under the Rural Mortgage Lending Program. Seniors and other client groups, municipal representatives, the construction industry, and tenants play an important partnership role in bringing affordable housing to Islanders.

Over the years numerous studies have shown a direct relationship between the health of a population and the availability of good housing. Since the 1960's, through its social housing program, the province has worked to ensure good housing to low and moderate income Islanders.

The Senior Citizens Housing Program and the Family Housing Program support the rental housing needs of seniors and families.

To meet the need for low income home owner renovations, the province and the federal government jointly fund the Residential Rehabilitation Assistance Program (RRAP). This program is administered by the Canada Mortgage and Housing Corporation. The objective of the program is to assist low and moderate income homeowners to maintain their residences in good condition and to continue to live independently in their own home.

Year In Review

The demand for seniors housing continues to be strong in urban and most rural areas. However, the active waiting list has shown a slow but steady decline. In some areas, facilities have been closed due to lack of tenancy (Kinkora, New London, and St Peters - building B). An average of 208 applicants were looking for seniors housing at any one time during the year. In the past year, 221 new tenants were placed in seniors housing. This represented a 19.3% turnover of tenants. During the year 2001-2002 expenditures on the Seniors Housing program totalled $4,093,500.

The demand for family housing continues to increase with lengthy waiting lists in most regions. Applications during the year totalled 328. There was a 15.1% turnover rate with 73 families placed. The active waiting list is 547 families. The development of family housing options in response to this need remains a priority in the provincial housing field. Provincial expenditures on the Family Housing Program were $1,679,600 during fiscal 2001-2002.

Activity under the Rural Mortgage Loan Program in 2001-2002 this year saw 14 mortgages approved. The amount of money loaned was $804,750. The average loan amounted to $57,48?.

In 2001-2002 there were 31 applications approved under the Home Adaptations for Seniors Independence Program for a total of $76,061. This program assists low-income Canadians, aged 65 or older, whose difficulties in daily living can be addressed through adaptations to their homes.

The Shelter Enhancement Program provides assistance to repair existing and create new shelters and second stage housing for women, children and youth who are victims of family violence both on and off Indian Reserves. This year the Shelter Enhancement Program had one application approved for $44,500.

APERÇU

L'autorité de la Société d'habitation de l'Î.-P.-É. provient de la *Housing Corporation Act of 1993* (loi sur la société d'habitation de 1993). L'objectif de la Société d'habitation est de permettre aux Insulaires à faible ou à moyen revenu d'avoir accès à un logement sécuritaire, à prix raisonnable et convenable.

La Société d'habitation partage ses responsabilités dans le domaine de l'habitation avec les cinq régies régionales de la santé. Elle est responsable de la coordination provinciale des programmes, de la liaison avec le gouvernement fédéral en matière d'habitation et de la supervision de l'administration des ententes fédérales-provinciales. Les régies régionales sont responsables de la dotation et de la prestation actuelle des programmes.

La Société travaille avec de nombreux partenaires, notamment la Société canadienne d'hypothèques et de logement (SCHL), représentant le gouvernement fédéral. La SCHL voit au partage des coûts des programmes provinciaux portant sur 1 700 logements, et elle administre directement 900 autres logements sociaux financés par le fédéral. Au nombre des autres partenaires de la Société d'habitation de l'Î.-P.-É. se trouvent les nombreux membres de la communauté qui siègent aux neuf conseils d'habitation familiale de la province, ainsi que les caisses populaires qui continuent de travailler conjointement avec la Société à des projets de financement en vertu de la *Rural Mortgage Lending Program* (programme de prêts hypothécaires ruraux). Les aînés et d'autres groupes de clients, les représentants municipaux, l'industrie de la construction et les locataires jouent également un rôle de partenaire important dans le fait de fournir des logements à prix raisonnable aux Insulaires.

Au cours des années, de nombreuses études ont montré un lien direct entre la santé d'une population et la disponibilité d'un logement adéquat. Depuis les années 1960, par l'intermédiaire de son programme d'habitation, la province s'est efforcée de procurer de bons logements aux Insulaires à faible et à moyen revenu.

Le programme d'habitation des aînés et le programme d'habitation familiale viennent soutenir les besoins en logements locatifs des aînés et des familles.

Pour répondre aux besoins de rénovations des propriétaires à faible revenu, la province et le gouvernement fédéral financent conjointement le programme d'aide à la remise en état des logements (PAREL). Ce programme est administré par la Société canadienne d'hypothèques et de logement. L'objectif du programme est d'aider les propriétaires à vivre d'une manière autonome dans leur maison respective.

BILAN DE L'ANNÉE

La demande de logements destinés aux aînés est toujours forte dans les régions urbaines et dans la plupart des régions rurales. Toutefois, La liste d'attente active a montré un déclin lent mais soutenu. Une moyenne de 208 demandeurs cherchaient des logements pour les aînés en tout temps durant l'année. À certains endroits, les installations ont été fermées en raison du manque de location (Kinkora, New London, et St Peters - immeuble B). Au cours de la dernière année, 221 nouveaux locataires ont été placés dans des logements pour les aînés. Cela représente un taux de renouvellement de locataires de 19,3 pour cent. Durant l'année 2001-2002, les dépenses du programme d'habitation des aînés se sont chiffrées à 4 093 500 millions de dollars.

La demande de logements familiaux continue d'augmenter, et les listes d'attente de s'allonger, dans la plupart des régions. Durant l'année, on a atteint le nombre de 328 demandes. Il y a eu un ratio de rotation de 15,1% et 73 familles ont été placées. La liste d'attente active est de 547 familles. La création de nouveaux logements familiaux en réponse à ce besoin demeure l'objectif prioritaire dans le domaine de l'habitation provinciale. Les dépenses de la province rattachées au programme d'habitation familiale se sont élevées à 1 679 600 dollars durant l'exercice financier 2001-2002.

Les activités dans le cadre du programme de prêts hypothécaires ruraux en 2001-2002 ont vu cette année 14 hypothèques autorisées. Les sommes prêtées ont été de 804,750 $. Le prêt moyen s'établissait à 57,482 $.

En 2001-2002 il y a eu 31 demandes autorisées conformément aux adaptations de domicile du programme de recherche pour l'autonomie des aînés pour un total de 76,061 $. Ce programme vient en aide aux Canadiens à faible revenu, âgés de 65 ans ou plus, dont les difficultés de la vie quotidienne peuvent être aplanies par des adaptations à leurs domiciles.

Le programme d'amélioration des abris procure de l'aide pour réparer les abris existants et en créer de nouveaux et les maisons d'hébergement pour les femmes, les enfants et les jeunes qui sont victimes de violence familiale tant dans les réserves indiennes qu'à l'extérieur. Cette année le programme d'amélioration des abris a eu une demande autorisée de 44,500 $.

PROGRAM SERVICES

Senior Citizens Housing

The proportion of seniors in the population is expected to increase dramatically over the next twenty-five years. However, it is uncertain whether this population increase will translate into increased demand for subsidized seniors housing in this decade. Statistics Canada shows Island seniors are more financially secure than seniors in other provinces. Facilities are closed in Kinkora, New London, and St. Peters (Building B). However, over-all demand for seniors housing continues strong especially in urban areas. Renovations across the Island to meet seniors needs for more space (2 bedroom units and adaptations for persons with disabilities etc.) combined with the rural closings contributed to a decrease in 32 units from the overall seniors housing inventory. In the past year 221 tenants took up residence in Seniors housing. This represented a turnover rate of 19.3%. New applications numbered 190 and the waiting list averaged 208 persons at one time. The expenditure for operations and maintenance for seniors housing in 2001-2002 was $4,093,500.

Garden Suites

Garden suites are a form of seniors housing. These one-bedroom units are located on a host property, usually belonging to a relative. When no longer required in one area, the garden suites can be readily moved to the next area. There are six garden suites in the Province's housing portfolio.

Helping Hands for Seniors

This is a summer program that combines employment for students, under the Jobs for Youth Program, with services to senior citizen homeowners. Under the program, students assist seniors with minor maintenance items such as painting, yard clean-up, etc. In 2001-2002, 14 students were employed and 132 senior citizen homeowner student assistance applications were approved.

Family Housing

The demand for family housing continued to be strong. New applications numbered 328 and the provincial active waiting list has 547 families. During the year 73 families were placed which represented a slight increase from the previous year. The average turnover rate for the Island was 15.0%. Of increasing concern is the consistently high ratio of families waiting for units versus the number of units available and the turnover rates in the Queens and East Prince Health Regions. The expenditure for operation and maintenance for family housing in 2001-2002 was $1,679,600.

Rent Supplement Program

This program utilizes existing private market housing to provide accommodations for families selected from the family housing waiting lists. Rents are made affordable for the families via rent subsidies. There are 18 units under housing staff administration; 12 in Charlottetown and 6 in Summerside.

Social Housing

During the 1970's, 83 housing units were purchased, renovated, and made available to low and moderate income families on a rental or lease-purchase basis. Over the years many were sold to their occupants. Currently only 3 units remain under administration and the program is otherwise inactive.

Rural and Native Housing

This program provides rent-to-income housing for low and moderate income families. There are 19 units across the Province.

Rural Community Housing

Providing affordable rental housing in smaller centres, 12 units are administered by provincial housing staff.

Rural Mortgage Lending Support Program

This is a provincial home ownership initiative designed to improve access to conventional mortgage financing of homeowners wishing to locate in smaller communities and rural areas. The Program also supports the rural community development efforts of the Province. In cooperation with the Prince Edward Island Credit Union League, the Housing Corporation provides long term loan funds to local Credit Unions. In turn, the Credit Unions use the funds to give rural homeowners conventional mortgages at fair market rates. Standard lending practices apply to the mortgage loans.

In 2001/02, $804,750 was provided to local Credit Unions, which financed 14 Mortgage approvals.

Federal Provincial Relations

2001-2002 saw work progress on the establishment of Federal, Provincial and Territorial agreements to increase the off-reserve Supply of Affordable Housing across Canada by establishing and implementing Affordable Housing Programs.

In November 2001, the province along with the other provinces and territories signed a framework agreement with the federal government. This agreement set out the general parameters for a Federal/Provincial/Territorial Affordable Housing Agreement. Under this general framework each province would then begin to negotiate a bilateral agreement with Canada which would reflect the particular needs of each jurisdiction.

Federal/Provincial/Territorial discussions on an Affordable Housing Agreement for PEI. are ongoing with both federal and provincial governments working to meet the needs of Islanders. It is expected that an agreement will be finalized in the fiscal year 2002-2003.

Residential Rehabilitation Assistance Program (RRAP)

This is a Federal/Provincial cost shared (75/25) program directly administered by Canada Mortgage and Housing Corporation. In 2001-2002 the two levels of government contributed a combined $1,288,561 to RRAP, which has seven components for 164 loans /171 units/12 beds:

- Homeowner RRAP - Provides assistance to low income homeowners to bring their property up to minimum health and safety standards. (63 units - $640,000)

- RRAP For Disabled Persons - Provides assistance to households occupied by persons with disabilities who require special modifications to improve accessibility to their residence. (28 units - $250,000)

- Rooming House RRAP - funding provided to Harvest House for a shelter which provides a safe and welcoming place for males in transition who have experienced problems with alcohol, drug addiction, homelessness, or are just getting out of prison. (1 loan/8 beds - $96,000)

- Emergency Repair Program (ERP) - Provides assistance to homeowners in rural and remote areas to undertake emergency repairs required for the continued safe occupancy of their residence. (39 units - $164,000)

- Home Adaptation For Seniors Independence (HASI) - Assists low-income Canadians, aged 65 or older, whose difficulties in daily living can be addressed through adaptations to their homes. (31 units - $76,061)

- Shelter Enhancement (SE) - provides assistance to repair existing and create new shelters and second stage housing for women, children and youth who are victims of family violence both on and off Indian Reserves.
(1 loan/8 units - $44,500)

AUDITOR GENERAL

CHARLOTTETOWN
PRINCE EDWARD ISLAND

PRINCE EDWARD ISLAND

HOUSING CORPORATION

FINANCIAL STATEMENTS

MARCH 31, 2002

AUDITOR GENERAL

CHARLOTTETOWN
PRINCE EDWARD ISLAND

AUDITOR'S REPORT

Hon. James W. Ballem
Minister of Health and Social Services
Province of Prince Edward Island

I have examined the balance sheet of the Prince Edward Island Housing Corporation as at March 31, 2002 and the statements of revenue and expenses, and cash flows for the year then ended. These financial statements are the responsibility of the Corporation's management. My responsibility is to express an opinion on these financial statements based on my audit.

I conducted my audit in accordance with Canadian generally accepted auditing standards. Those standards require that I plan and perform an audit to obtain reasonable assurance whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation.

In my opinion, these financial statements present fairly, in all material respects, the financial position of the Corporation as at March 31, 2002 and the results of its operations and its cash flows for the year then ended in accordance with the basis of accounting disclosed in Note 1 to the financial statements.

Allan Moore

Allan N. Moore, CA
Acting Auditor General

Charlottetown, Prince Edward Island
August 14, 2002

STATEMENT 1

PRINCE EDWARD ISLAND HOUSING CORPORATION

BALANCE SHEET

AS AT MARCH 31, 2002

	2002	2001
ASSETS		
Current assets		
Cash	$ 15,800	$ 18,200
Accounts receivable	187,500	234,200
Deposit receipts	-	85,400
	203,300	337,800
Notes receivable - note 2	10,172,100	10,746,100
Mortgages receivable	306,700	434,200
Investment in properties		
Agreements of sale - note 3	33,200	32,800
Land for resale or development - note 4	418,800	419,300
Federal-Provincial projects - note 5	6,129,800	6,167,200
Rental housing projects - note 6	44,088,500	45,144,300
	50,670,300	51,763,600
TOTAL ASSETS	$61,352,400	$63,281,700
LIABILITIES AND EQUITY		
Current liabilities		
Accounts payable and accrued liabilities	$ 2,770,800	$ 2,303,300
Long-term liabilities		
CMHC - note 7	33,526,200	34,494,500
Province of PEI - note 8	20,010,000	21,425,400
	53,536,200	55,919,900
Reserves		
Co-operative and social housing - note 1(a)	6,200	10,700
Replacement reserve - note 1(a)	77,800	74,800
	84,000	85,500
Equity contributed by the Province of PEI - note 9	4,961,400	4,973,000
TOTAL LIABILITIES AND EQUITY	$61,352,400	$63,281,700

(The accompanying notes are an integral part of these financial statements.)

STATEMENT 2

PRINCE EDWARD ISLAND HOUSING CORPORATION
STATEMENT OF REVENUE AND EXPENSES
FOR THE YEAR ENDED MARCH 31, 2002

	2002	2001
Revenue		
Appropriations from the Province of PEI - note 10	$5,364,000	$5,479,400
Expenses		
Amortization	1,079,900	969,900
Interest	3,740,300	4,037,800
Property taxes	165,600	159,400
Loss on disposal of land	-	55,500
Grants issued	378,200	256,800
	5,364,000	5,479,400
Net result	$ -	$ -

(The accompanying notes are an integral part of these financial statements.)

STATEMENT 3

PRINCE EDWARD ISLAND HOUSING CORPORATION

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED MARCH 31, 2002

	2002	2001
CASH FLOWS FROM OPERATING ACTIVITIES		
Net income	$ -	$ -
Amounts charged against income not requiring an outlay of cash:		
- Amortization of fixed assets	1,091,500	980,500
- Amortization charged to contributed surplus	(11,600)	(10,600)
Decrease in accounts receivable	46,700	91,600
Decrease in PDR's	85,400	1,700
Increase (decrease) in accounts payable	467,500	(16,100)
Increase (decrease) in reserve - accounts payable	(1,500)	700
	1,678,000	1,047,800
CASH FLOWS FROM INVESTING ACTIVITIES		
Decrease (increase) in notes receivable	574,000	(139,000)
Decrease in mortgages receivable	127,500	140,400
Decrease (increase) in agreements of sale	(400)	14,300
Proceeds from property transactions	2,200	13,000
Loss on disposal of property	-	55,500
	703,300	84,200
CASH FLOW FROM FINANCING ACTIVITIES		
Cash payments to reduce long-term debt obligations	(2,383,700)	(1,125,300)
Increase (decrease) in cash	(2,400)	6,700
Cash, beginning of year	18,200	11,500
Cash, end of year	$ 15,800	$ 18,200

(The accompanying notes are an integral part of these financial statements.)

PRINCE EDWARD ISLAND HOUSING CORPORATION

NOTES TO FINANCIAL STATEMENTS

MARCH 31, 2002

1. Significant Accounting Policies:

(a) Trust reserves are set aside for contingencies in co-operative and social housing.

Replacement reserves are in place on certain rental properties as required by agreements with CMHC.

(b) Amortization on rental properties is equal to the principal reduction in the corresponding long-term indebtedness.

(c) Federal-Provincial project costs are amortized over the life of the Federal-Provincial agreement. Accumulated amortization represents principal reductions to date on the original investment of the Province of PEI.

(d) Long-term liabilities include the current portions of the long-term debt.

2. Notes receivable are comprised of long-term loan funds provided by the Corporation for use by local credit unions in providing real property mortgages in rural areas. The loans are secured by an assignment of book debts and postponement agreements on the mortgage assets of the credit unions.

	2002	2001
Notes receivable	$ 9,967,400	$10,522,700
Accrued interest	204,700	223,400
	$10,172,100	$10,746,100

3. Investments in properties under agreements of sale are recorded at cost less tenants' equity.

	2002	2001
Cost	$ 441,400	$ 434,900
Tenants' equity	(408,200)	(402,100)
	$ 33,200	$ 32,800

4. Investment in land for resale or development consists of the following:

	2002	2001
Hillsborough Development		
Developed - at cost	$120,100	$120,100
Undeveloped - at 1986 appraised values	110,500	111,000
Other undeveloped land	188,200	188,200
	$418,800	$419,300

PRINCE EDWARD ISLAND HOUSING CORPORATION

NOTES TO FINANCIAL STATEMENTS

MARCH 31, 2002

5. Investments in Federal-Provincial projects are recorded at the Housing Corporation's cost less accumulated amortization and consist of the following:

	2002	2001
Family Housing	$2,248,600	$2,248,600
Senior Citizens Housing	3,930,400	3,930,400
Rural and Native Housing	268,800	277,200
	6,447,800	6,456,200
Less: accumulated amortization	318,000	289,000
	$6,129,800	$6,167,200

6. Rental Housing properties are recorded at cost less accumulated amortization and consist of the following:

	2002	2001
Family Housing	$11,809,800	$11,809,800
Senior Citizens Housing	19,131,000	19,131,000
Homes for Special Care	21,371,300	21,371,300
Social Housing	17,900	17,900
	52,330,000	52,330,000
Less: accumulated amortization	8,241,500	7,185,700
	$44,088,500	$45,144,300

7. Loans payable to Canada Mortgage and Housing Corporation consist of the following:

	2002	2001
Mortgages payable	$29,257,600	$30,012,400
Debentures payable	4,105,200	4,224,200
Loans payable	163,400	257,900
	$33,526,200	$34,494,500

The above amounts include approximately 100 individual balances at varying interest rates and maturity dates.

8. Long-term liabilities to the Province of PEI are made up of approximately 60 loans having varying interest rates and maturity dates.

PRINCE EDWARD ISLAND HOUSING CORPORATION

NOTES TO FINANCIAL STATEMENTS

MARCH 31, 2002

9. Equity Contributed by the Province of PEI

	2002	2001
Additions for the year - Manors	$ 4,100	$ 3,600
Deductions for the year:		
Senior Citizens Housing	6,800	6,100
Family Housing	8,900	8,100
	15,700	14,200
Net deductions for the year	11,600	10,600
Balance, beginning of year	4,973,000	4,983,600
Balance, end of year	$4,961,400	$4,973,000

10. Provincial Appropriations

The appropriations from the Province of PEI represent amounts provided for program expenditures incurred directly by the Housing Corporation and do not relate to expenditures on activities administered by the Regional Health Authorities on the Corporation's behalf. Separate appropriations are provided for these Regional programs that are reported in their financial statements. The various revenues earned on Housing Corporation activities are reported in the Province's Public Accounts.

Appendix "A"

Program Activity and Information 2001-2002

Seniors Citizens Housing Units 2001-2002

There are 1,144* Senior Citizens Housing units located in thirty-eight communities across the province:

Abrams Village	5	Murray River	11
Alberton	16	New London	0
Bedeque	6	O'Leary	24
Belfast	6	Parkdale	40
Borden	22	Rollo Bay	14
Cardigan	4	Rustico North	6
Charlottetown	397	Rustico South	4
Cornwall	14	Sherwood	36
Crapaud	11	Souris	81
Georgetown	16	St. Charles	4
Hunter River	14	St. Louis	4
Kensington	50	St. Peters	4
Kinkora	0	Summerside	152
Miscouche	18	Tignish	14
Mont Carmel	6	Tracadie Cross	4
Montague	92	Tyne Valley	11
Morell	13	Vernon River	5
Mt. Stewart	6	Wellington	22
Murray Harbour	6	Wilmot	6

* Does not include units closed or renovated.
Does include six Garden Suites.

Total **1,144***

Appendix "A" (cont'd)

Senior Citizens Housing Program 2001-2002

Region	Total # of Units	New Applications	# of Reassess-ments	# of Interview	# of Place-ments	Deletions from Waiting List	Waiting List Active	Inactive
West Prince	54	14	27	54	9	13	5	00
East Prince	299	41	5	55	46	5	23	03
Queens	538	87	8	114	81	23	171	00
Southern Kings	137	23	11	33	24	44	0	22
Eastern Kings	116	25	11	46	16	5	9	12
Total	**1,144***	**190**	**62**	**302**	**221**	**90**	**208**	**37****

**Does not include units closed or renovated. Does include six Garden Suites. ** Note: waiting lists have been reviewed and some regions have discontinued their inactive waiting lists.*

Helping Hands for Seniors 2001-2002

Region	# of Students	Applications Received	Applications Approved
West Prince	2	22	22
East Prince	2	24	20
Queens	4	31	31
Southern Kings	3	25	22
Eastern Kings	3	37	37
Total	**14**	**139**	**132**

Appendix "A" (cont'd)

Family Housing Program 2001-2002

Region	# of Units	New Applications	Applications Reassessed	Applications Cancelled	Placements	Applications on File
West Prince	61	52	44	53	9	59
East Prince	106	74	5	24	22	80
Queens	190	142	28	16	25	322
Southern Kings	89	39	7	148	7	75
Eastern Kings	36	21	12	8	10	11
Total	**482***	**328**	**96**	**149**	**73**	**547**

**This includes 18 rent supplements, 12 in Charlottetown and 6 in Summerside as well as 4 converted units in Crapaud.*

Family Housing Boards and Number of Units Administered 2001-2002

Alberton	22	O'Leary	23
Charlottetown Area	184	Souris	36
Georgetown	27	Summerside	106
Montague	62	Tignish	16
Mt. Stewart	6	Total	**482**

Appendix "A" (cont'd)

Social Housing 2001-2002

Region	Social Housing		Rural & Native Housing		Rural Community Housing	
	Lease/ Purchase	Rental	Mortgage	Rental	Lease/ Purchase	Rental
West Prince	0	-	9	1	-	2
East Prince	0	-	-	5	-	4
Queens	3	1	-	1	-	2
Southern Kings	1	-	1	1	-	2
Eastern Kings	0	-	-	1	-	2
Total	**4**	**1**	**10**	**9**	-	**12**

Note: The numbers in these programs decrease as mortgages are paid off.

Residential Rehabilitation Assistance Program 2001-2002

	Home Owner	Disabled	Rooming House	RRAP	ERP	HASI	SE	Total
# of Loans	63	28	1	1	39	31	1	164
Average Loan	10,159	8,929	96,000	18,000	4,205	2,454	44,500	8,203
Expenditure	**640,000**	**250,000**	**96,000**	**18,000**	**164,000**	**76,061**	**44,500**	**1,288,561**

Appendix "B"

Family Housing

PROGRAM DESCRIPTION:

This program provides safe, adequate and affordable housing to low and moderate income families who are unable to attain adequate and affordable accommodation in the private market place. The units, with rents based on 25% of income, are situated in nine communities across the province.

GOVERNANCE / ACCOUNTABILITY:

Nine local Housing Authorities (community residents appointed by Executive Council) are responsible for day to day management of the projects which include tenant selection, rent collection and maintenance. Health Authority staff in each region process applications and provide policy direction and technical support to these boards.

RESOURCES:

HUMAN	9.85 FTE regional and Department Staff Some of these positions also work in part in Seniors Housing.

**8.1 of these positions are with the housing authorities. The balance of the position, regional and department, also work part time in seniors housing.*

FISCAL YEAR	1998/1999	1999 / 2000	2000 / 2001	2001/ 2002
EXPENDITURE	$2,590,000	$2,640,000	$2,570,000	$2,665,300

PROGRAM PERFORMANCE:

Current and planned measures

- Number of family units available
- Number of families placed in units yearly
- Number of new applications
- Numbers of families on waiting lists
- Turnover rates

SOME RESULTS:

Family Units 1998-2002

Fiscal year	1998-99	1999-00	2000-01	2001-02
Units	461	461	479	482*
Placements	86	86	67	73
New Applications	319	325	290	328
Waiting List	850	734	944	547

**This includes 18 rent supplements, 12 in Charlottetown and 6 in Summerside as well as converted units in Crapaud.*

Appendix "B" (cont'd)

Family Housing Turnover Rate 1998-2002

Fiscal year	1998-99	1999-00	2000-01	2001-02
Units available	18.6%	18.6%	14.55%	15.1%

Family Housing Waiting Lists by Region 1998-2002

Fiscal year	1998-99	1999-00	2000-01	2001-02
West Prince	59	71	113	59
East Prince	167	167	167	80
Queens Region	503	390	550	322
Southern Kings	106	100	100	75
Eastern Kings	15	6	14	11
Total	850	734	944	547*

**This number represents a review of active waiting list applications.*

Appendix "B" (cont'd)

Seniors Housing

PROGRAM DESCRIPTION:

Senior Citizens Housing projects are located in 38 communities across the province and provide apartment style, self contained rental units to low and moderate income seniors who are unable to meet their housing needs independently. Another form of subsidized housing for seniors is a Garden Suite. These one-bedroom units are located on the property of a host family and when no longer required by the tenant are easily portable to another site. The rent for either form of seniors housing is 30% of monthly household income.

GOVERNANCE / ACCOUNTABILITY:

The Regional Health authorities are responsible for the overall operational management of these properties. The Department is responsible for ensuring the fulfilment of federal-provincial agreements in the housing field and liaison with the federal government.

RESOURCES:

HUMAN	13.5 FTE Regional and Departmental Staff Some of these positions also work in part in family housing.

FISCAL YEAR	1998/1999	1999 / 2000	2000 / 2001	2001/2002
FINANCIAL	$6,230,000	$6,430,000	$6,680,000	$6,571,900

PROGRAM PERFORMANCE:

Current and planned measures

- Number of units available
- Number of placements
- Number of new applications
- Number of seniors on waiting lists

SOME RESULTS:

- Incremental decrease in the number of seniors accessing low income supplement programs.
- Generally stable vacancy rates across the Island, except in a few communities (Kinkora, New London, St. Peter's and St. Charles) where chronically high vacancy rates have necessitated a housing needs assessment and options for use will be considered.

Appendix "B" (cont'd)

Seniors Housing 1997 - 2002

FISCAL YEAR	1998 - 1999	1999 - 2000	2000 - 2001	2001-2002
Units	1,176	1,176	1,176	**1,144***
Placements	195	172	193	221
New Applications	248	206	209	190
Waiting Lists	273	297	252	208

** Portfolio comprised of Senior Citizens Units and 6 Garden Suites. The change in units is due to closure of some units, 4 units in Crapaud being turned over to regionally administered family housing and renovations (2 bedroom units, adaptations for disabilities and common rooms etc.) across the Island.*